

PLAN BAY AREA 2050

# Draft Plan Bay Area 2050

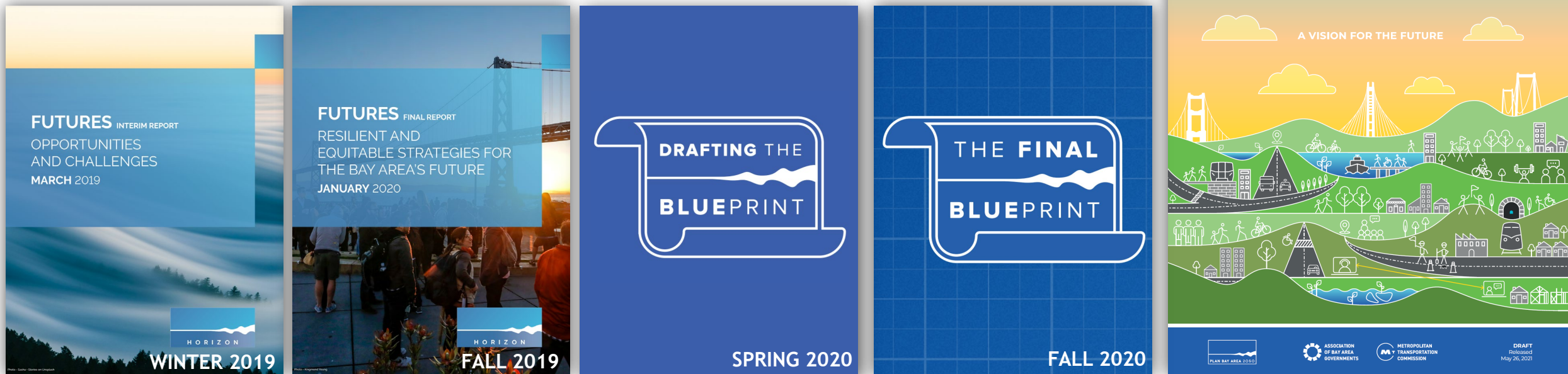
*Plan Document, Implementation Plan, Environmental Impact Report, and Supplemental Reports*

*MTC/ABAG Regional Planning Program - June 2021*



# Looking Back at the Four-Year Planning Process

Kicked off in early 2018, Horizon and Plan Bay Area 2050 focused on planning for an uncertain future, while advancing more equitable outcomes for all residents. **Adoption of the Final Plan, slated for fall 2021, will be the final step in a four-year planning process that engaged tens of thousands of Bay Area residents.**



## HORIZON

Futures Planning  
Perspective Papers  
Project Performance

## PLAN BAY AREA 2050

Draft Blueprint & Final Blueprint  
Plan Document & Implementation Plan  
Environmental Impact Report (EIR)

# Refresher on Past Actions: Plan Scope & Vision

## WHAT IS THE PLAN?

*Plan Bay Area 2050 is the long-range plan charting a course for the nine-county San Francisco Bay Area, slated for adoption in fall 2021.*

## VISION & GUIDING PRINCIPLES

*Ensure by the year 2050 that the Bay Area is **affordable**, **connected**, **diverse**, **healthy** and **vibrant** for all.*

## FOUR ELEMENTS OF THE PLAN



- **Transportation** Strategies
- **Housing** Geographies & Strategies
- **Economic** Geographies & Strategies
- **Environmental** Strategies

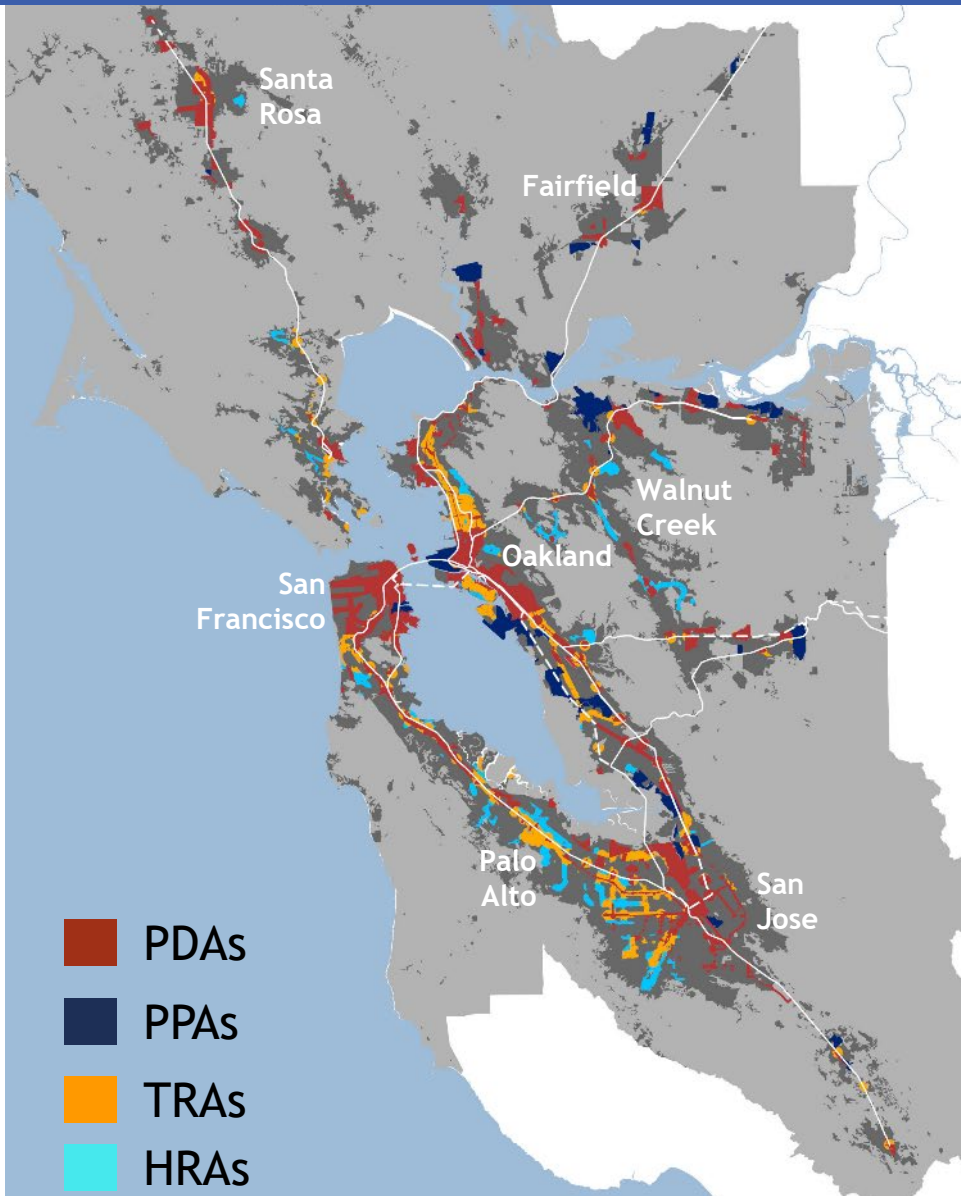
# Refresher on Past Actions: Growth Geographies



**1.4 million**  
*new households between 2015 and 2050*



**1.4 million**  
*new jobs between 2015 and 2050*



- PDAs
- PPAs
- TRAs
- HRAs

Note: some High-Resource Areas are also Transit-Rich Areas

## Protect



Areas Outside Urban Growth Boundaries  
*(including PCAs)*



Unmitigated High Hazard Areas

## Prioritize



**Priority Development Areas (PDAs)**



**Priority Production Areas (PPAs)**



**Transit-Rich Areas (TRAs)**



**High-Resource Areas (HRAs)**

# Refresher on Past Actions: Themes & Strategies



Maintain and Optimize the Existing System



Create Healthy and Safe Streets



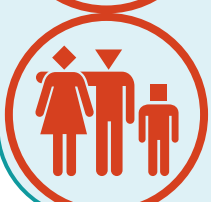
Build a Next-Generation Transit Network



Protect and Preserve Affordable Housing



Spur Housing Production at All Income Levels



Create Inclusive Communities

## Plan Bay Area 2050 35 Adopted Strategies



Improve Economic Mobility



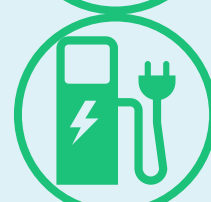
Shift the Location of Jobs




Reduce Risks from Hazards



Expand Access to Parks and Open Space



Reduce Climate Emissions

Housing Strategies – Cost : \$468 Billion			
	<b>Protect and Preserve Affordable Housing</b>	<b>Further Strengthen Renter Protections Beyond State Legislation.</b> Building upon recent tenant protection laws, limit annual rent increases to the rate of inflation, while exempting units less than 20 years old.	<b>\$2 BILLION</b>
	<b>Preserve Existing Affordable Housing</b>	Acquire homes currently affordable to low- and middle-income residents for preservation as permanently deed-restricted affordable housing.	<b>\$237 BILLION</b>
	<b>Spur Housing Production at All Income Levels</b>	<b>Allow a Greater Mix of Housing Densities and Types in Growth Areas.</b> Allow a variety of housing types at a range of densities to be built in Priority Development Areas, select Transit-Rich Areas, and select High-Resource Areas.	<b>N/A</b>
	<b>Build Adequate Affordable Housing to Ensure Homes for All</b>	Construct enough deed-restricted affordable homes necessary to fill the existing gap in housing for the unhoused community and to meet the needs of low-income households.	<b>\$219 BILLION</b>
	<b>Integrate Affordable Housing into All Major Housing Projects</b>	Require a baseline of 10 to 20 percent of new market-rate housing developments of 5 units or more to be affordable to low-income households.	<b>N/A</b>
	<b>Transform Aging Malls and Office Parks into Neighborhoods</b>	Permit and promote the reuse of shopping malls and office parks with limited commercial viability as neighborhoods with housing at all income levels.	<b>N/A</b>
	<b>Create Inclusive Communities</b>	<b>Provide Targeted Mortgage, Rental and Small Business Assistance to Communities of Concern.</b> Provide assistance to low-income communities and communities of color to address the legacy of exclusion and predatory lending, while helping to grow locally owned businesses.	<b>\$10 BILLION</b>
	<b>Accelerate Reuse of Public and Community-Owned Land for Mixed-Income Housing and Essential Services</b>	Help public agencies, community land trusts and other non-profit landowners to accelerate development of mixed-income affordable housing.	<b>N/A</b>
Economic Strategies – Cost : \$234 Billion			
	<b>Improve Economic Mobility</b>	<b>Implement a Statewide Universal Basic Income.</b> Provide an average \$500 per month payment to all Bay Area households to improve family stability, promote economic mobility and increase consumer spending.	<b>\$205 BILLION</b>
	<b>Expand Job Training and Incubator Programs</b>	Fund assistance programs for establishing a new business, as well as job training programs, primarily in historically disadvantaged communities.	<b>\$5 BILLION</b>
	<b>Invest in High-Speed Internet in Underserved Low-Income Communities</b>	Provide direct subsidies and construct public infrastructure to ensure all communities have affordable access to high-speed internet.	<b>\$10 BILLION</b>
	<b>Shift the Location of Jobs</b>	<b>Allow Greater Commercial Densities in Growth Geographies.</b> Allow greater densities for new commercial development in select Priority Development Areas and select Transit-Rich Areas to encourage more jobs to locate near public transit.	<b>N/A</b>
	<b>Provide Incentives to Employers to Shift Jobs to Housing-Rich Areas Well Served by Transit</b>	Provide subsidies to encourage employers to relocate offices to housing-rich areas near regional rail stations.	<b>\$10 BILLION</b>
	<b>Retain Key Industrial Lands through Establishment of Priority Production Areas</b>	Implement local land use policies to protect key industrial lands identified as Priority Production Areas, while funding key infrastructure improvements in these areas.	<b>\$4 BILLION</b>

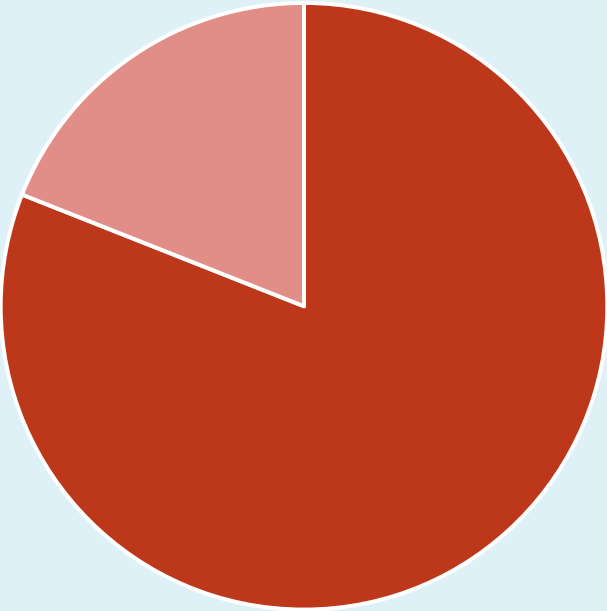
Learn more about each of the 35 strategies in Chapters 2 through 5 of the Draft Plan Document at [planbayarea.org](http://planbayarea.org).



# Refresher on Past Actions: Revenues

## Transportation Element

**\$469 billion** in existing funding  
**\$110 billion** in new revenues

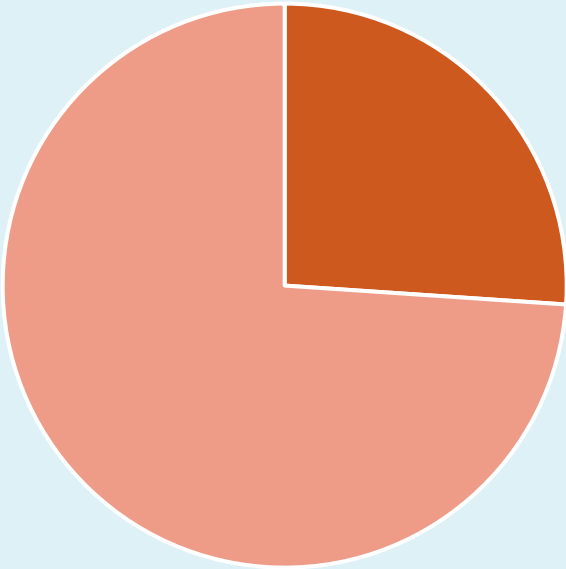


■ Existing Revenues ■ New Revenues

**Note:** \$12 billion in existing transportation funding is shown in Environment Element for climate & sea level rise strategies.

## Housing Element

**\$122 billion** in existing funding  
**\$346 billion** in new revenues

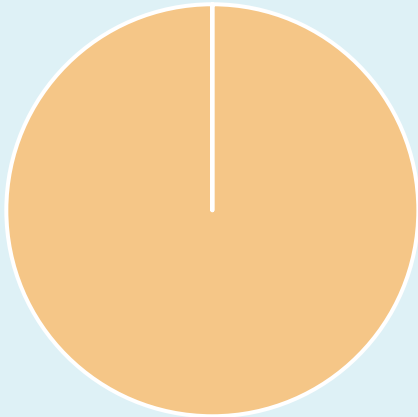


■ Existing Revenues ■ New Revenues

**Note:** new housing revenues could come from a mix of federal, state, regional, or local sources.

## Economy Element

**N/A** in existing funding  
**\$234 billion** in new revenues

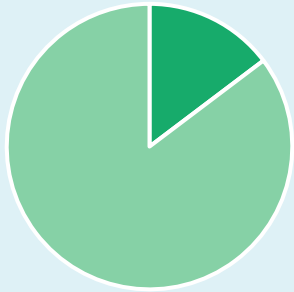


■ Existing Revenues ■ New Revenues

**Note:** as Needs & Revenue data is unavailable for economic development, existing funding is underrepresented.

## Environment Element

**\$15 billion** in existing funding  
**\$87 billion** in new revenues



■ Existing Revenues ■ New Revenues

**Note:** as Needs & Revenue data is unavailable for parks & conservation, existing funding is underrepresented.

# Refresher on Past Actions: Growth Pattern

## Housing Growth: 2015 to 2050

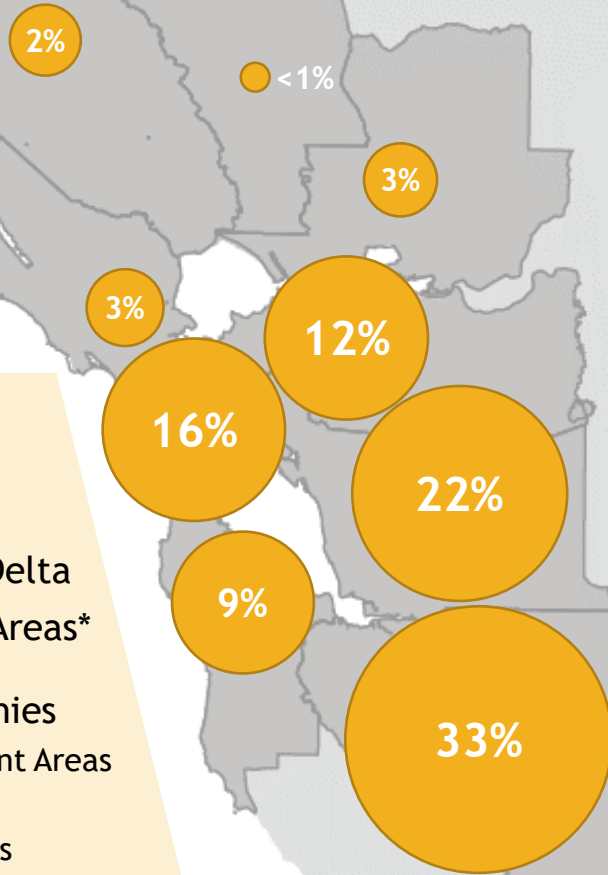
### MAP LEGEND

**X%** County's share of regional growth, sized based upon total number of new households

### KEY GROWTH STATISTICS

**43%** in Big 3 Cities  
**34%** in Bayside Cities  
**18%** in Inland/Coastal/Delta  
**5%** in Unincorporated Areas\*

**85%** in Growth Geographies  
**72%** in Priority Development Areas  
**82%** in Transit-Rich Areas  
**28%** in High-Resource Areas



## Job Growth: 2015 to 2050

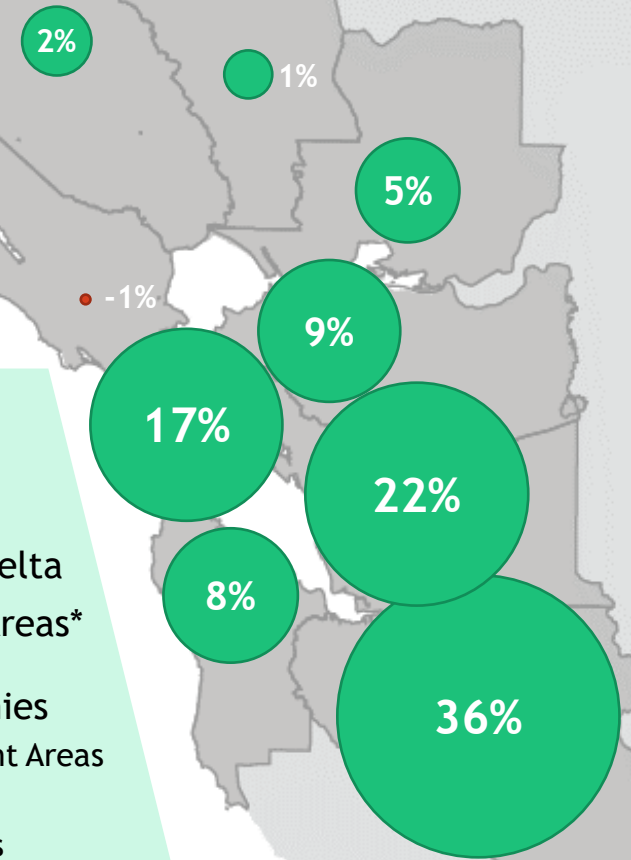
### MAP LEGEND

**X%** County's share of regional growth, sized based upon total number of new jobs

### KEY GROWTH STATISTICS

**39%** in Big 3 Cities  
**45%** in Bayside Cities  
**13%** in Inland/Coastal/Delta  
**3%** in Unincorporated Areas\*

**55%** in Growth Geographies  
**48%** in Priority Development Areas  
**63%** in Transit-Rich Areas  
**14%** in High-Resource Areas


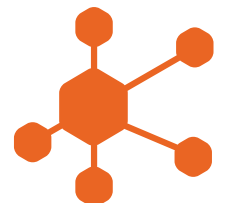





\* All urbanized growth in unincorporated areas is focused within existing urban growth boundaries (Strategy EN4).

For breakdowns on the subcounty level, please refer to the Final Blueprint Growth Pattern on [planbayarea.org](http://planbayarea.org).

Totals do not always sum to 100% due to rounding.

# Refresher on Past Actions: Key Outcomes

AFFORDABLE		Plan would reduce housing & transportation cost burden by 13 percentage points, with even greater improvements for low-income households
CONNECTED		Plan would improve access to frequent transit and to safe bicycle & pedestrian facilities, enabling nearly 20 percent of workers to shift away from commuting by auto
DIVERSE		Plan would provide more affordable housing in historically-exclusionary jurisdictions, while helping at least 10 percent of the region's low-income residents to buy their first home
HEALTHY		Plan would meet the state-mandated greenhouse gas reduction target, while concurrently protecting nearly all homes from sea level rise impacts through 2050
VIBRANT		Plan would improve jobs-housing balance in counties throughout the Bay Area, yielding shorter commutes for all workers



PLAN BAY AREA 2050



# Plan Bay Area 2050 Video

Voices of Elected Officials



PLAN BAY AREA 2050



# Overview of Draft Plan

Spotlight on Key Deliverables



# Draft Plan Document: Overview

## What is the Plan Document?

The Plan Document summarizes the vision, strategies, and outcomes from the Final Blueprint/Draft Plan, while integrating the Implementation Plan's near-term actions.

## What are the Supplemental Reports?

Supplemental reports provide technical and statutory-required information to augment the core Plan Document with additional context:

- Equity Analysis Report
- Forecasting and Modeling Report
- Implementation Plan Briefs
- Native American Engagement and Government-to-Government Consultation Report
- Performance Report
- Public Engagement Report
- Statutorily-Required Plan Maps
- Technical Assumptions Report
- Transportation Project List



# Draft Plan Document: Spotlight on Equity Report

The Plan Document shines a spotlight on advancing equitable outcomes, with additional analysis featured in the Equity Analysis Report. Key findings include:

- Plan strategies disproportionately benefit low-income households across all four elements.
- The plan reduces disparities across most of the equity metrics.
- The plan’s transportation investments fulfill federal Title VI and EJ requirements.

Outcomes

↗ Outcomes in Positive Direction

— Mixed Outcomes

↘ Outcomes in Negative Direction

Disparities

↑ Increase

— Unchanged

↓ Decrease

Guiding Principle	Measure of Disparity	Outcomes		Disparities
		Underserved Population <sup>1</sup>	Regional Average	
Affordable	Housing and Transportation Affordability	↗	↗	↓
	Transportation Expenses	—	—	↓
Connected	Proximity to Transit	↗	↗	↓
	Accessibility to Jobs	↗	↗	↓
Diverse	Access to Opportunity	↗	↗	↓
	Ability to Stay in Place	—	—	n/a
Healthy	Access to Parks	↗	↗	↓
	Air Quality Impacts	↗	↗	—
	Safety from Vehicle Collisions	↗	↗	—
	Protection from Natural Disasters	↗	↗	↓
Vibrant	Employment Diversity	↗	↗	↓
	Employment Location	↗	↗	—

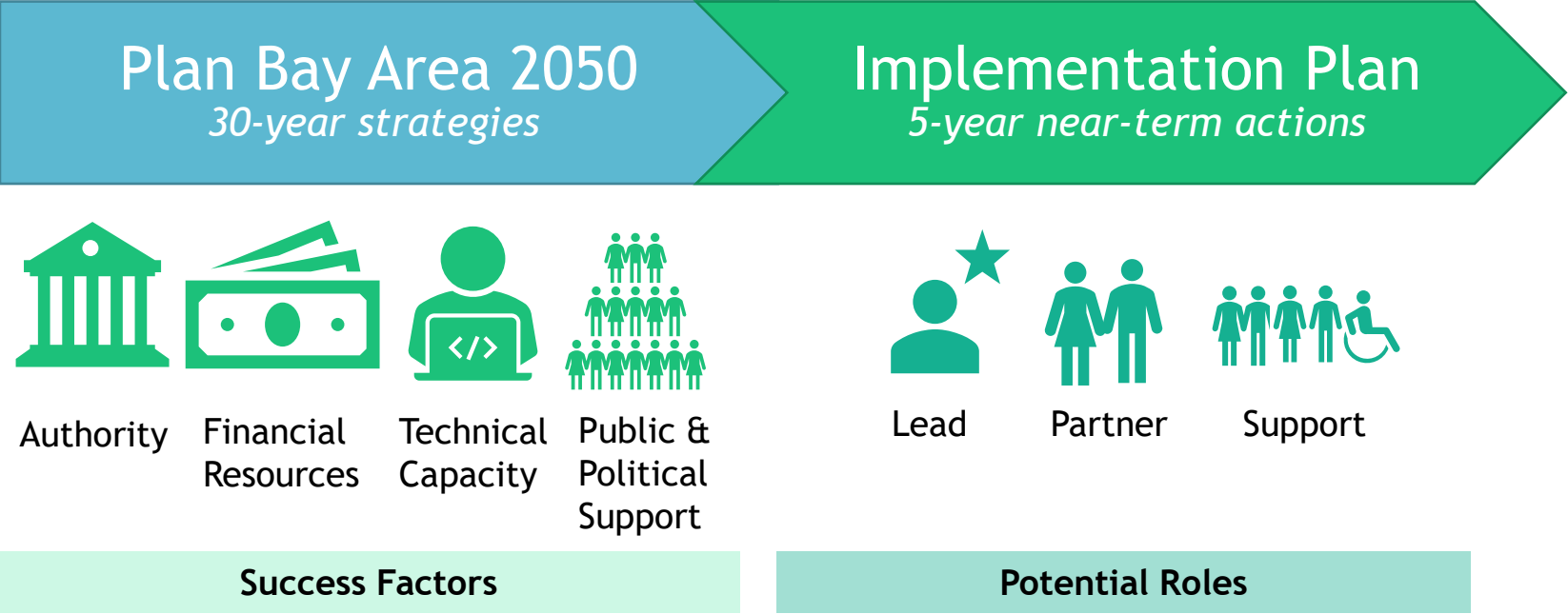
1. Underserved Population refers to either households or workers with low incomes, or residents in Equity Priority Communities, depending on the metric.



# Draft Implementation Plan (IP): Overview

## What is the Implementation Plan?

Integrated as the final chapter of the Plan Document, the Implementation Plan identifies **success factors** for each of the 35 strategies, the **proposed role** for MTC/ABAG, and nearly 70 **specific implementation actions** for MTC/ABAG.

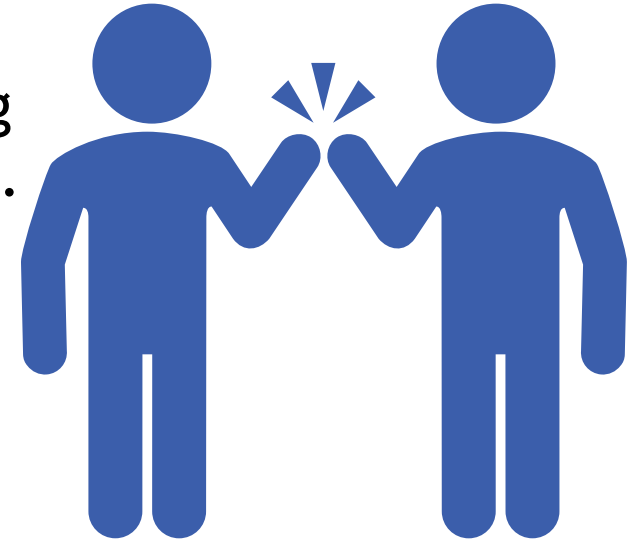


 7 | Implementation Plan

# Draft IP: Spotlight on Partnership Phase

## What is the Partnership Phase?

- Slated for summer 2021, the Partnership Phase will **expand the implementation focus beyond MTC and ABAG**, further developing the partnerships and commitments to move each strategy forward.
- To **spark a robust conversation on potential partnerships**, the Draft Implementation Plan highlights strategic opportunities and high-priority focus areas for select strategic partners.



## How can organizations engage in the Partnership Phase?

- Staff will consider feedback received on the Draft Implementation Plan as part of the official Draft Plan Bay Area 2050 comment period, leveraging this feedback to inform **partnership discussions between July and September**.
- Through small group discussions, presentations to partner organizations, and targeted outreach & webinars, the Partnership Phase will help **shape a broader range of actions, complementary initiatives, and more specific role recommendations beyond MTC/ABAG**.



# Draft EIR: Overview

## What is the Environmental Impact Report (EIR)?

As required under the California Environmental Quality Act (CEQA), the EIR is intended to **analyze and disclose the potential range of environmental effects** from implementation of Plan Bay Area 2050 - to better inform decision-makers, agencies, and the public.

The EIR identifies **environmental impacts**, recommends **mitigation measures for significant adverse impacts**, and analyzes a **reasonable range of alternatives** to the Draft Plan (Final Blueprint).

Plan Bay Area 2050's EIR is a **programmatic document** reflecting the impacts of the regional growth pattern, as well as transportation & resilience investments.



# Draft EIR: Overview

The EIR explored a wide suite of 14 environmental impact areas, as shown in the table to the right.

Compared to baseline year conditions, our analysis identified 36 significant and unavoidable impacts prior to mitigation measures identified in the Draft EIR for Plan Bay Area 2050.

Impact Area	Significant & Unavoidable Impacts*
Aesthetics and Visual Resources	4
Agriculture and Forestry Resources	3
Air Quality	3
Biological Resources	3
Climate Change, Greenhouse Gases, and Energy	2
Cultural Resources and Tribal Cultural Resources	3
Geology, Seismicity, and Mineral Resources	1
Hazards and Wildfire	3
Hydrology and Water Quality	0
Land Use, Population, and Housing	3
Noise	4
Public Services and Recreation	2
Public Utilities and Facilities	4
Transportation	1

16 \* Tally of significant & unavoidable impacts without mitigation measures.

# Draft EIR: Spotlight on Alternatives Analysis

How do **strategies & growth geographies** differ between the Draft Plan and each alternative?

## No Project Alternative

*Required as part of CEQA, this alternative explores what the Bay Area would look like if the Draft Plan is not adopted.*

## Alternative 1

- Further concentrates housing growth in transit-rich areas (TRAs) by further increasing developable capacities and by shrinking urban growth boundaries
- Adds a new economy strategy to charge VMT-based development fees for new office developments
- Funds additional core capacity transit investments in lieu of highway expansion to support this growth pattern

## Alternative 2

- Further concentrates housing growth in high-resource areas (HRAs) by further increasing developable capacity in jobs-rich exclusionary jurisdictions
- Adds a new economy strategy to implement office development caps in jobs-rich exclusionary jurisdictions & their neighbors
- Funds improved local bus and express bus service, expanded transit fare discounts, and enhanced bike/ped infrastructure to support this growth pattern, while reducing funding for rail expansion



# Draft EIR: Spotlight on Alternatives Analysis

How does the **growth pattern** differ between the Draft Plan and each alternative?



Housing  
Growth



Job  
Growth



Jobs-Housing  
Balance

No Project  
Alternative

**More dispersed**

Significantly more growth in Contra Costa County

**More concentrated**

More growth in San Francisco & Santa Clara County

**Less balanced**

“Status quo”; continued imbalances between counties

Alternative 1

**More concentrated**

Significantly more growth in San Francisco & San Mateo County

**Similar to Draft Plan**

Slightly more growth in Contra Costa County

**More balanced**

Improved performance in San Francisco & Contra Costa County

Alternative 2

**More concentrated**

Significantly more growth in Santa Clara County

**More concentrated**





Significantly more growth in San Francisco

**Less balanced**

Greater imbalances in San Francisco and San Mateo counties

# Draft EIR: Spotlight on Alternatives Analysis

How do **equity & performance outcomes** differ between the Draft Plan and each alternative?

		For Households with Low Incomes		
	Greenhouse Gas Emissions Target	Housing + Transportation Affordability	Household Share in High-Resource Areas	Displacement Risk in Equity Priority Communities <i>(Tracts Losing Low-Income HHs)</i>
Draft Plan <i>(Final Blueprint)</i>	 -22% in 2035	57% of income	24%	40%
No Project Alternative	 +1% in 2035	88% of income	21%	45%
Alternative 1 <i>(Environmentally Superior Alternative)</i>	 -22% in 2035	57% of income	25%	35%
Alternative 2	 -23% in 2035	57% of income	27%	44%

# Draft EIR: Spotlight on Alternatives Analysis

## What did we learn from the EIR Alternatives Analysis?

- **The Draft Plan would have dramatic, and positive, impact on the region's future.** As explored in the **No Project Alternative**, a “status quo” region would not be able to achieve its statutory greenhouse gas targets, nor make significant headway towards the Plan Vision of a more affordable, connected, diverse, healthy, and vibrant region for all.
- **A more concentrated growth pattern in Transit-Rich Areas would yield the most beneficial environmental outcomes.** **Alternative 1** demonstrates that focusing a greater share of growth near high-quality transit, while scaling back investments in highways and express lanes, would yield the smallest growth footprint, least environmental impacts, and most balanced growth pattern, while enabling the most low-income residents in Equity Priority Communities to remain in place (*i.e., lowest displacement risk*).
- **At the same time, “displacement risk” as a metric captures more than just displacement.** **Alternative 2** shows that revised strategies - paired with complementary transportation investments - can allow for more low-income residents to relocate to increasingly inclusive High-Resource Areas. Yet at the same time, this relocation to communities of higher opportunity may change the character of legacy Equity Priority Communities, as many of these places experience gentrification without significant displacement.



## PLAN BAY AREA 2050

# What's Next?

Focusing on Next Steps for Summer & Fall 2021

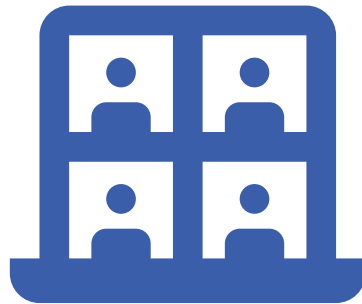


# What's Next: Final Round of Public Engagement

**Draft Plan Bay Area 2050 is now available for public review on [planbayarea.org](https://planbayarea.org), including:**

- Draft Plan Document + Implementation Plan
- Draft Supplemental Reports
- Draft Environmental Impact Report

**The public comment period will continue through July 20<sup>th</sup> at 5:00 PM - for more information on how to submit comments, go to [planbayarea.org](https://planbayarea.org).**



## Virtual Public Workshops

- June 14 at 5:00 PM
- June 17 at 12:00 PM
- June 28 at 5:00 PM
- June 30 at 12:00 PM



## Virtual Public Hearings

- June 11 at 9:30 AM
- June 22 at 5:30 PM
- July 7 at 1:30 PM



## Overview Videos & Web Resources



## Youth Workshop & Video Challenge



## Virtual Tribal Summit

# What's Next: Path to Fall 2021 Adoption

## July

- Wrap up public workshops & public hearings
- Review comments received through July 20<sup>th</sup>

## August

- Report out on public & stakeholder feedback
- Engage in partnership discussions as part of Final Implementation Plan

## October (*tentative*)

- Final Plan Bay Area 2050 Document, Implementation Plan, and EIR to be considered for adoption by MTC & ABAG
- Submit for state & federal approvals